



City of El Paso – City Plan Commission Staff Report

Case No: PZDS12-00008
Application Type: Detailed Site Plan
CPC Hearing Date: August 23, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 1709 Weston Brent Lane
Legal Description: Portion of Lot 7, Block 238, Vista Del Sol Unit 47, City of El Paso, El Paso County, Texas
Acreage: 0.684 acre
Rep District: 7
Zoning: C-1/sc (Commercial/special contract)
Existing Use: Administrative office
Request: Detailed Site Plan Review per Ordinance No. 5922, dated February 10, 1977
Proposed Use: Administrative offices
Property Owner: Vista Hills Family Dental – Affluence Investments, LLC
Representative: Guillermo Barajas

SURROUNDING ZONING AND LAND USE

North: C-1/sc (Commercial/special contract) / Commercial
South: C-1/sc (Commercial/special contract) / Commercial
East: A-2 (Apartment) / Apartments
West: C-2/sc (Commercial/special contract) / Commercial Office

Plan El Paso Designation: G4-Suburban (Walkable), (East Planning Area)

Nearest Park: Reese McCord Park (4,344 ft.)

Nearest School: Vista Hills Elementary (2,375 ft.)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 5922 (see attachment 5). The detailed site development plan shows an existing 5,000 sq. ft. administrative office with a proposed 2,040 sq. ft. addition. The development requires 18 parking spaces and the applicant is providing 28 parking spaces and 5 bicycle spaces. Access to the subject property is proposed from Weston Brent Lane.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

City Development Department – Land Development

Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Department, Land Development Section.* This requirement will be applied at the time of development.

City Development Department – Planning Division - Transportation

Notes: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. **
Note, A more detailed reviewed will be done by fire plan review during the permitting process .

EPWU

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 6-inch diameter water main that extends along Weston Brent Lane fronting the northern boundary of the Subject Property (1709 Weston Brent Lane). This water main is available for service.

3. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 1709 Weston Brent Lane.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along Weston Brent Lane fronting the northern boundary of the Subject Property (1709 Weston Brent Lane). This sanitary sewer main is available for service.

General:

6. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

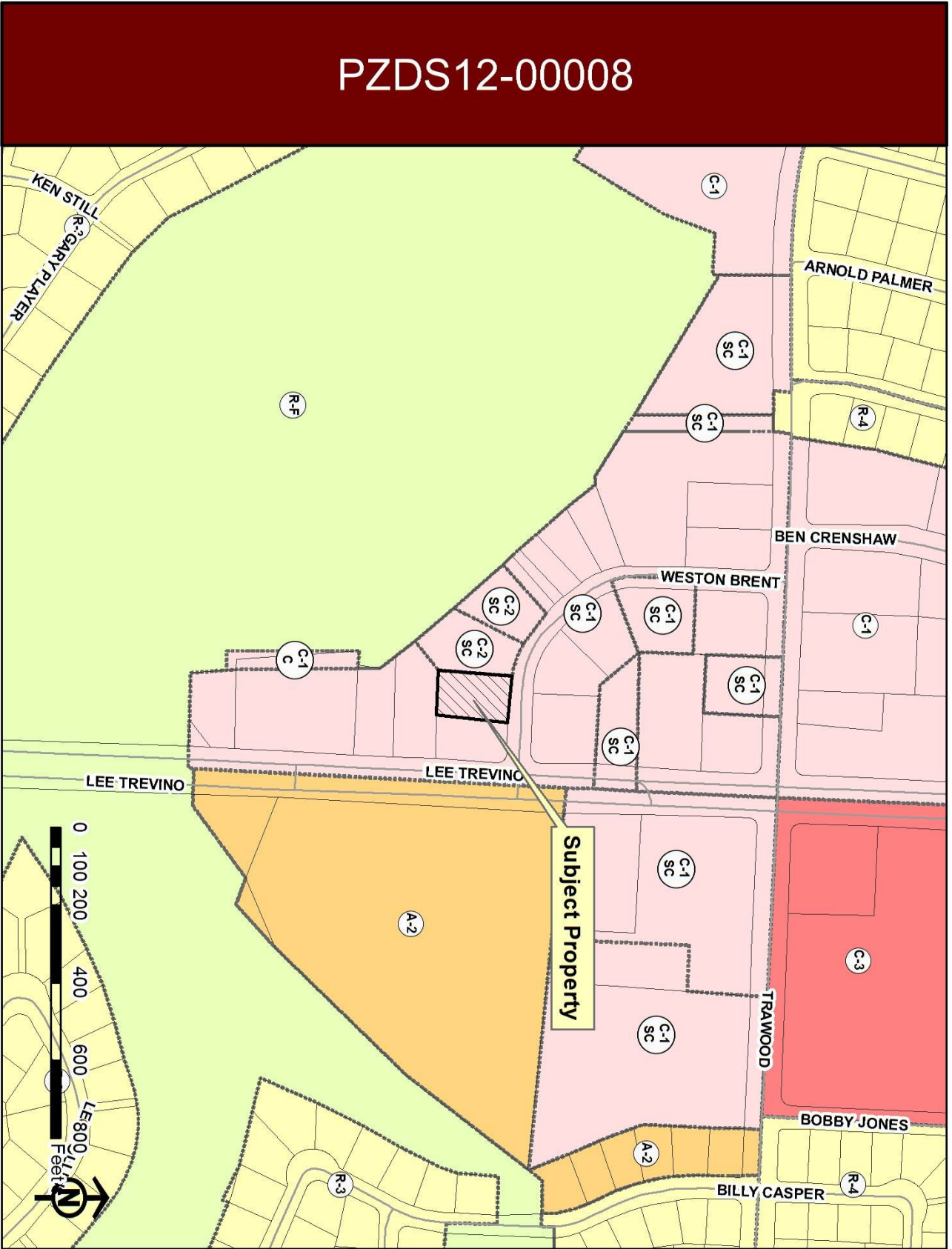
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

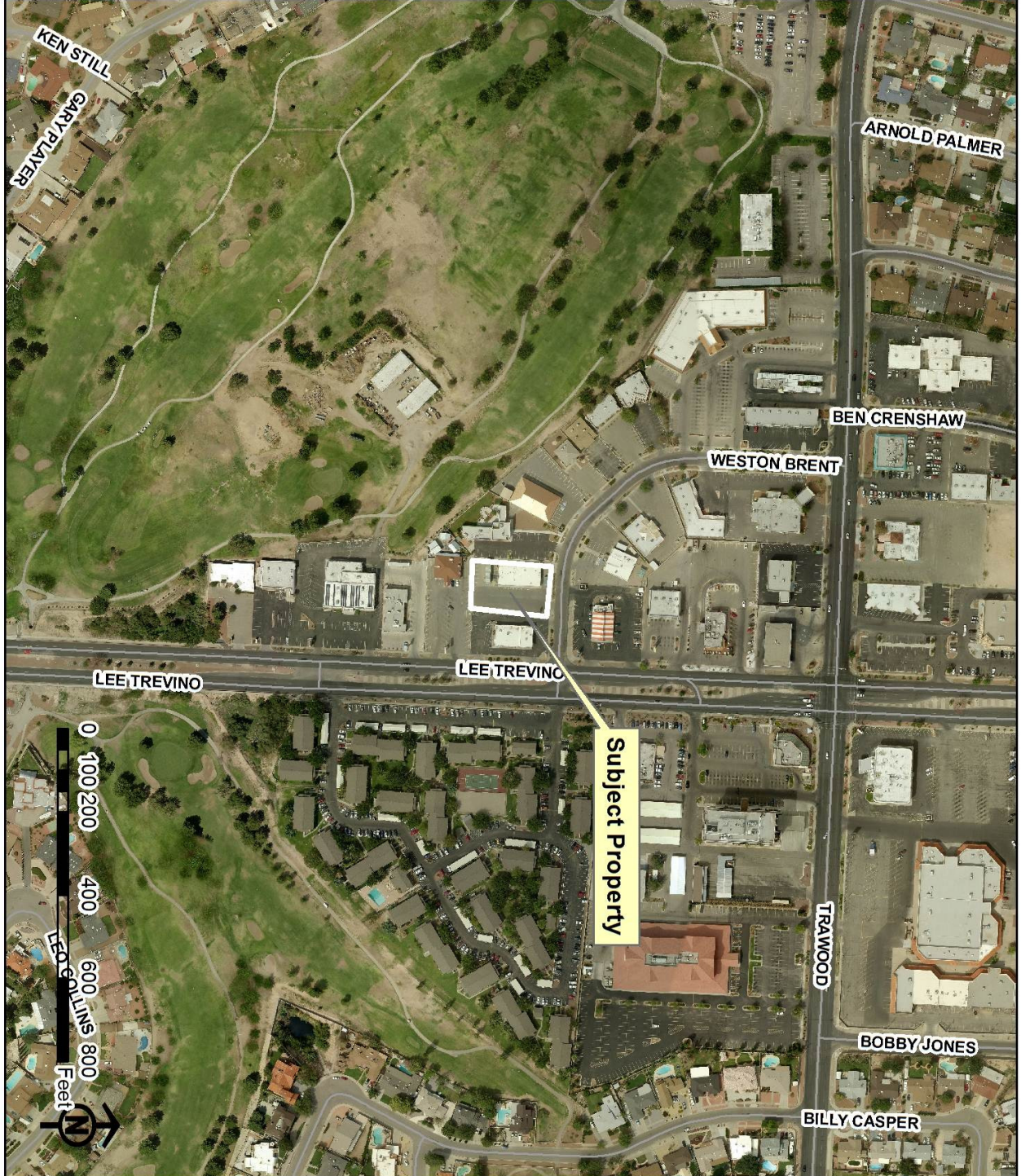
1. Location Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Elevations
5. Ordinance 5922, dated February 10, 1977

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

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SITE/LANDSCAPE PLAN

SCALE: 1"=20'-0"

The plan shows an existing administrative office building (5,000 SQ. FT.) and a new addition (2,040 SQ. FT.). A new 5-space bicycle rack is located near the entrance. The site includes a canopy tree, water runoff area, and utility easements. Dimensions are provided for various areas and setbacks.

EXISTING ADMINISTRATIVE OFFICE
5,000 SQ. FT.

NEW ADDITION
2,040 SQ. FT.

NEW 5 SPACE BICYCLE RACK
(REFER TO DETAIL 1/DSD1.1)

CANOPY TREE

WATER RUNOFF

UTILITY EASEMENT

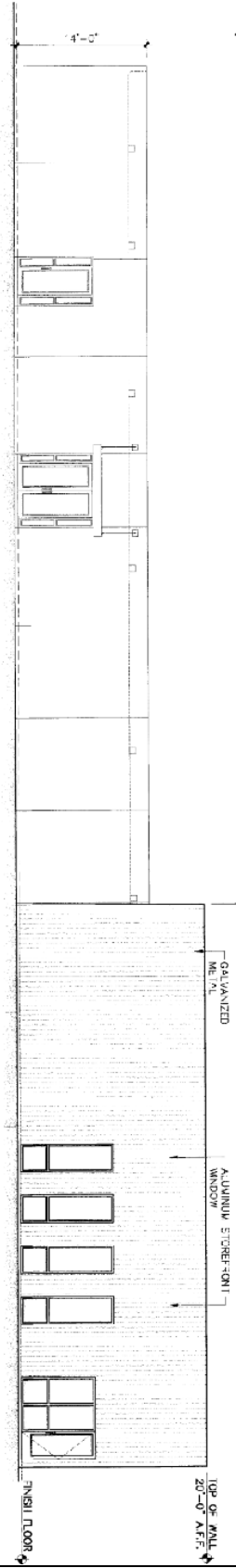
DIMENSIONS:

- N 89°32'00" E - 94.41'
- N 00°28'00" W - 190.47'
- S 03°29'34" W - 188.27'
- N 89°32'00" W - 118.41'
- 28'-1"
- 20'-5"
- 26'-3"
- 9'-0" TYP.
- 20'-0" TYP.
- 37'-3" TO ENTRANCE
- 24'-0" MIN.
- 52'-6"
- 4'-6"
- 10'-0"
- 50'-0"
- 5'-0"

ATTACHMENT 4: PROPOSED ELEVATIONS

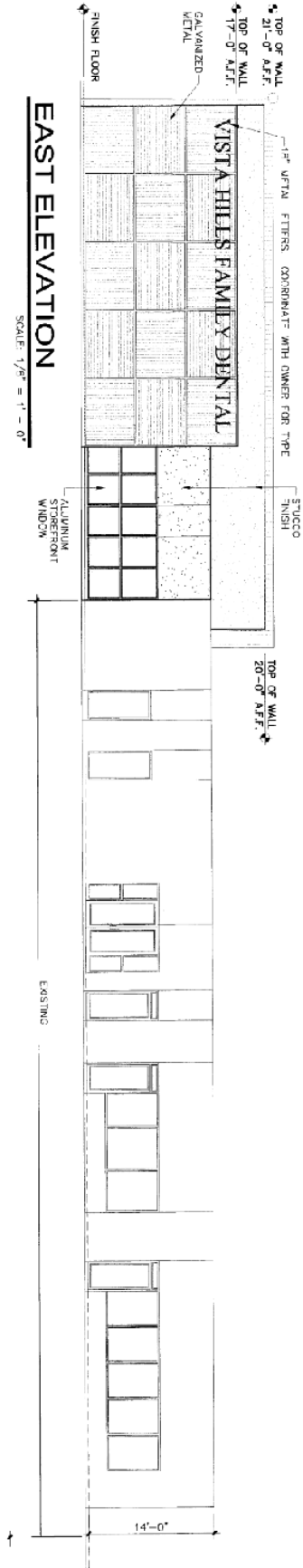
WEST ELEVATION

SCALE: 1/8" = 1' - 0"



EAST ELEVATION

SCALE: 1/8" = 1' - 0"



32510

CONTRACT

This contract, made this 31st day of January, 1977, by and between INDIVIDUAL HOMES, INC., a corporation, and EASTSIDE INDUSTRIAL PROPERTIES, INC., a corporation, doing business as GOLF RESORT JOINT VENTURE, First Parties, the STATE NATIONAL BANK OF EL PASO, Trustee, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of portions of Tract 1-A, Block 1, Ascarate Grant in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 5922 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, no building permits shall be issued for any buildings to be constructed on the property until complete and detailed site development and architectural plans of the proposed development have been approved by the City Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Party is the owner and holder of recorded liens on the property and consents to this contract.

WITNESS the following signatures and seals: